

Townhomes at Arbor Villebois Owners Association (TAVOA) February/March 2015 Building Exterior Investigation Notice

BUILDING ENVELOPE INSPECTION – March 9 through 13, 2015

February 28, 2015

Dear Homeowner and/or Townhome Occupant:

Please be advised that workers from Porter Construction and several Consultants representing Arbor Custom Homes (Arbor) and their subcontractors will be on site performing an exploratory inspection of exterior siding and roof components on select townhomes beginning on the week of Monday March 9th – 13th. Workers will be up on ladders, on roofs and around windows during this time period. Owners of townhomes that have been selected by Arbor for this exploratory inspection work can expect the removal and replacement of some exterior siding panels and some roofing/siding interface areas which will result in minimal disturbance to the exterior of their townhomes.

All building envelope inspection work will take place from the exterior of the unit. Inspection and analysis will focus on exterior siding, trim and flashing as well as some roofing components. The removal of the siding will allow for analysis of the underlying wall assemblies, moisture barrier and flashing. Once the underlying conditions have been investigated and documented, the siding will be replaced, recaulked and repainted as needed in order to return the areas under investigation to as good or better condition than as existed before the exploratory work.

The exploratory work described above is being directed and paid for by Arbor Custom Homes and is a partial response to the lawsuit that the Townhomes at Arbor Villebois filed against Arbor Homes in March 2014. This exploratory inspection work will be observed and recorded not only by Arbor but also by Alliance Building Consultants (Alliance), who have been engaged by your Board of Directors of the TAVOA. Alliance previously inspected our townhomes in a similar fashion in 2013.

The exploratory work will begin on March 9th. The townhome buildings that Arbor has selected for this exploratory work will include 17 out of the 24 buildings in the TAVOA. The lot numbers that will be subject to this work are the older townhouses, specifically in Phase 1 (Lots 18-25 and 31-48 on Barber St and Charlotte Ln), Phase 2 (Lots 69 – 76 on Costa Circle E and Lots 77 – 86 on Villebois Dr), and Phase 4 (Lots 210 – 219 on SW Villebois Dr and Lots 311 – 318 on Palermo St).

If you have any questions, please do not hesitate to contact our Community Manager, Brad Finson, by phone at **(503) 445-1224** or by email at bradf@communitymgt.com. For current information on the townhomes, please ask Brad Finson to add your email address to our townhome email distribution list. More information is on the TAVOA web portal, which can be accessed by logging in to your account at www.communitymgtportal.com. Please also visit www.ourvillebois.com and click on TAVOA.

Thank you,

Townhomes at Arbor Villebois Owners Association, Board of Directors

Ron Larson, President; Joe Sharpsteen, Vice-President & Secretary